

185.A

0002

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

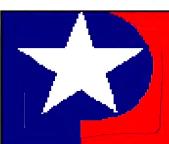
829,100 / 829,100

USE VALUE:

829,100 / 829,100

ASSESSED:

829,100 / 829,100

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
21		HATHAWAY CIR, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: O'HANLON MICHAEL J &amp; ANNE O

Owner 2:

Owner 3:

Street 1: 21 HATHAWAY CIRCLE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476		Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This parcel contains .175 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Wood Shingle Exterior and 1908 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7626	Sq. Ft.	Site		0	70.	0.85	7										454,147						454,100	

**IN PROCESS APPRAISAL SUMMARY**

IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value			Legal Description			User Acct	
101	7626.000	375,000		454,100	829,100						131306	
Total Card	0.175	375,000		454,100	829,100			GIS Ref			GIS Ref	
Total Parcel	0.175	375,000		454,100	829,100						08/03/18	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	434.54	/Parcel:	434.54		Entered Lot Size			Insp Date	
								Total Land:				
								Land Unit Type:				

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	375,000	0	7,626.	454,100	829,100		Year end	12/23/2021
2021	101	FV	363,500	0	7,626.	454,100	817,600		Year End Roll	12/10/2020
2020	101	FV	363,500	0	7,626.	454,100	817,600		817,600 Year End Roll	12/18/2019
2019	101	FV	273,800	0	7,626.	454,100	727,900		727,900 Year End Roll	1/3/2019
2018	101	FV	273,800	0	7,626.	382,800	656,600		656,600 Year End Roll	12/20/2017
2017	101	FV	273,800	0	7,626.	350,300	624,100		624,100 Year End Roll	1/3/2017
2016	101	FV	273,800	0	7,626.	298,400	572,200		572,200 Year End	1/4/2016
2015	101	FV	266,900	0	7,626.	259,500	526,400		526,400 Year End Roll	12/11/2014

Parcel ID 185.A-0002-0002.0

!14383!

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OSTER DORIS	1090-10		1/2/1992		185,000	No	No	Y	

**PAT ACCT.**

14383

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/3/2018	Meas/Inspect	BS	Barbara S
10/23/2008	Measured	197	PATRIOT
1/13/2000	Mailer Sent		
1/7/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	WDK (132)	4								
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	OthrFix:	Rating:	RESIDENTIAL GRID								FFL BMT (120)	8										
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GRAY	View / Desir:	Kits: 1	Rating: Average	Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	Lower	Totals	RMS: 8	BRs: 3	Baths: 2	HB	4	2						
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>									
Grade: C - Average	Year Blt: 1959	Eff Yr Blt:	Alt LUC:	Alt %:	Jurisdct:	Fact: .	Const Mod:	Location:		Total Units:	Floor:	% Own:	Name:	Exterior:	No Unit	RMS	BRs	FL							
Lump Sum Adj:															Interior:	1	8	3							
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>CALC SUMMARY</b>								<b>COMPARABLE SALES</b>									
Avg Ht/FL: STD	Prim Int Wal: 1 - Drywall	Sec Int Wall: %	Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: %	Total: 18.6 %	Phys Cond: GD - Good	Functional:	Economic:	Special:	Override:	Basic \$ / SQ: 130.00		Size Adj.: 1.20031440	Const Adj.: 0.99989998	Adj \$ / SQ: 156.025	Other Features: 89500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	Rate	Parcel ID	Typ	Date	Sale Price
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar: 2	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 1 - Oil	LUC Factor: 1.00	Adj Total: 460740	Depreciation: 85698	Deprecated Total: 375043	WtAv\$/SQ:	AvRate:	Ind.Val	Juris. Factor:	Before Depr:	156.03	Special Features: 0	Final Total: 375000	Val/Su Net: 112.82	Val/Su SzAd: 196.54					
Mobile Home	Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b> 185.A-0002-0002.0																			
<b>SPEC FEATURES/YARD ITEMS</b>																<b>IMAGE</b>									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc									